



Correspondence Between Staff and Applicant

Approval Letter

Denial Letter



February 19, 2021

Michele Hammond
Berry Riddell LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

Re: 188-PA-2017
4-UP-2020
Celebrity Equine Center

Dear Michele Hammond,

This is to advise you that the case referenced above was approved at the February 16, 2021 City Council meeting. The City Council related documents may be obtained from the City Clerk's office located at 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251 or by entering the document number through the city website @ <https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,

Jeff Barnes
Senior Planner

[Letter sent to each member of the Planning Commission]

11/27/2020

Re: **Stonegate Issues and Status** Flynn Celebrity Equine Center 4-UP-2020:

By now you will have received the case file for your Dec. 9th deliberation of the above-referenced CUP. What follows is an issues and status update for our **opposition to this proposed high-density ranch in its present configuration**. Almost 400 Stonegate resident petitions in opposition have been submitted.

Overview:

From the outset our community has been concerned about the **scope and density of this proposed ranch** due to the **significant constraints** on allowable use of up to 40% of the land due to the existing power corridor. As a result of these **power corridor restrictions**, the major ranch components have been pushed into very close proximity to two of our subdivisions. This high concentration of livestock and structures has raised resident concerns about the **impacts on health and quality of life**.

Our team proposed alternative ways to reconfigure the site to **alleviate over-crowding and create additional buffers**. In addition to negative impacts due to the number of horses, another objective for requesting a reduction in that number was to **create additional space** on the site for reconfiguration.

Current status:

The following are our understanding of concessions made by the applicant team:

- Relocate the manure containment
- Shift perimeter parking to eliminate parking along the access perimeter road
- Relocate horse trailer parking
- Plant extensive landscaping for additional dust mitigation and to increase visual and noise buffers

Unresolved issues:

- Applicant team refusal to negotiate on a reduction in the number of horses kept on the property, despite the fact that the **applicant also owns an adjacent 2.3-acre parcel that currently houses horses and contains a barn**
- Applicant team refusal to consider reconfiguration of roadway to alleviate impact of large vehicle traffic around the perimeter, **despite owner's adjacent 2.3-acre parcel**

Resident outreach:

As a commission appointed by the City Council, please be aware of the following:

- The long-established **Stonegate residential community** of 916 homes is **not** even mentioned in either of the applicant's *Project Narratives*.
- 5/22/2020 CUP application was filed under the name **Flynn Family Farm**.
- 8/11/2020 *Second Submittal* was filed as the **Celebrity Equine Center** without notifying residents of the **name change**.
- The Flynn website stated that the application process would be updated online and **"Community outreach - Ongoing throughout the process."** Without any notice to residents, this **website was removed**. There has been **minimal community outreach** since the initial homeowner letter, dated 5/11/2020.
- The first resident-initiated meeting scheduled for 8/18/2020 was **cancelled by the applicant team** and a community relations representative was hired.
- Three resident team Zoom meetings were held with the applicant team. (9/14, 9/18, 10/9)
- Resident team requests for additional information about the site plan were answered in a timely and comprehensive manner by the applicant team.

Thank you for your consideration of our opposition to this CUP in its present configuration.

Celebrity Equine Center (previously: Flynn Family Farm)**Response Matrix****1st Review Letter dated 6-17-2020****4-UP-2020***Target Date: Resubmittal to City - 8-10-2020*

Item	Response
Zoning Ordinance and Scottsdale Revise Code Significant Issues	
Zoning	
1. The site plan currently proposes a shade structure (detached accessory structure) located within the required 40-foot front yard setback along N. 120 th Street. Please revise the site plan to remove any structures other than corral fencing from the area within the front yard setback as specified in Zoning Ordinance, Sec. 5.104.E.1 and 7.200.A.2.	Shade structures have been relocated outside of the 40' setback.
2. Please provide the gross acreage on the site plan, in accordance with Zoning Ordinance, Sec. 1.305.A.	Gross site area added to site plan.
a. Please revise the site plan to clarify that the 660-foot east/west property distance represented appears to be inclusive of the 25-foot wide right-of-way that was dedicated with the GLO abandonment, and that the resulting parcel dimension is 635-feet.	Dimension revised.
3. Please revise the site plan to dimension all drive aisles, adjacent street right-of-way, fire primary access/secondary access in the next submittal, in accordance with Zoning Ordinance, Sec. 1.305.A.	Dimensions added
4. Please revise the site plan to show and dimension the required building setbacks (front, sides, rear) for the R1-43 zoning district as well as the minimum 50-foot setback from a single-family residential district, as required by the Conditional Use Permit requirements for a Ranch, in accordance with Zoning Ordinance, Sec. 1.305.A, 5.104.E, 1.403.O.	Setbacks added. 40' front, 20' side, 35' rear. 50' setback per CUP criteria shown on site plan.
Buildings	
5. Please revise the building elevations to include the overall height, relative to the average top of curb/edge of pavement elevation, based on the definition of building height within Sec. 3.100 of the Zoning Ordinance.	Height dimensions added to elevations.

Item	Response
Fire	
6. Please revise the plans to show and identify the minimum drive aisle width of 24-feet, per Fire Ord. 4283; 503.2.1.	Dimensions added.
7. A new Fire Hydrant will be required on the west side of N 120 th Street, in accordance with Fire Ord 4283; 507.5.1.2. Please revise the plans to show and identify its proposed location.	Revised.
8. Please revise the plans to show and identify the required turning radius has a 40.5-foot minimum outside dimension, per DSPM 2-1.303.	Revised.
Water and Waste Water	
9. Please submit the revised Water and Waste Water Design Report(s) with the rest of the resubmittal material identified in Attachment A.	Revised reports included with resubmittal.
Archeology	
10. Please revise the Class I Cultural Resource Site File Search and Literature Review (SRSF) for 4-UP- 2020 Flynn Family Farm as follows:	Revised report included with resubmittal.
a. In Section 4g. Applicable Regulations: The SRSF references Scottsdale Revised Code Chapter 2, instead of Chapter 46, Article VI. Please revise accordingly.	Revised report included with resubmittal.
b. In Section 15. Comments/Recommendations: The first paragraph in this summary states that 21 projects and two cultural resources are located within 1 mile. But Section 13, Background Research Results, and Figure 20, show three GLO resources within the 1-mile buffer area. Please correct this discrepancy for clarity.	Revised report included with resubmittal.
c. In Section 18. Discovery Clause: The Class I report uses the general SRSF Discovery Clause instead of the City of Scottsdale Discovery Clause. Please revise Section 18 so that it includes the City of Scottsdale Discovery Clause.	Revised report included with resubmittal.
11. In Section 18. Discovery Clause: The Class I report uses the general SRSF Discovery Clause instead of the City of Scottsdale Discovery Clause. Please revise Section 18 so that it includes the City of Scottsdale Discovery Clause.	Revised report included with resubmittal.

Item	Response
Significant Policy Related Issues	
Lighting Design	
12. Please provide information regarding the exterior lighting to be used at the site including locations, fixture types, specifications of fixtures, and photometric analysis with the next submittal, per Zoning Ordinance Sec. 1.305.A. and 7.600.	Lighting plans revised.
13. Please ensure the proposed outdoor lighting achieves the following parameters of the Zoning Ordinance, DSPM, and Exterior Lighting Policy:	Lighting plans revised.
a. All exterior luminaires in a single-family district (R1-##) shall have an integral lighting shield and shall be directed downward, including landscape lighting.	Lighting plans revised.
b. All exterior luminaires that are mounted eight (8) feet or higher, above adjacent finish grade, shall be directed downward.	Lighting plans revised.
c. All exterior luminaires with a total initial lumen output of greater than 1600 shall have an integral lighting shield.	Lighting plans revised.
d. Luminaires with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.	Lighting plans revised.
e. No fixture shall be mounted higher than sixteen (16) feet.	Lighting plans revised.
f. The total lumen per luminaire shall not exceed 24,000 lumens.	Lighting plans revised.
g. All exterior fixtures shall have a Kelvin temperature of 2800 or less.	Lighting plans revised.
h. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.	Lighting plans revised.

Item	Response
i. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.	Lighting plans revised.
j. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.	Lighting plans revised.
k. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation.	Lighting plans revised.
l. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.	Lighting plans revised.
Engineering	
14. Please update site plan with the refuse truck turning template along the complete path of travel to service the proposed refuse container, meeting the requirements of DSPM 2-1.309.	Site plan revised.
a. The path of travel for the refuse truck must accommodate a minimum vehicle of turning radius of 45-feet, and vehicle length of 40-feet.	Site plan accommodates the required dimensions.
Technical Corrections	
Site	
15. Please provide confirmation from the grantee (APS per docket 4470/281?) of the powerline easement running through the site that they have no conflicts with the proposed improvements within the easement area.	We are in contact with APS regarding no-conflicts with the powerline easement. Contacts are: Jack Rainey - Jack.L.Rainey@aps.com Ralph Medina - Ralph.Medina@aps.com
16. Please provide wall/fence details with the resubmittal, to support the fence types identified on the site plan.	Wall details provided with the resubmittal.
Circulation	
17. Please reconfigure the site driveway so that it does not look	Driveway has been reconfigured and reviewed by

Item	Response
like an extension of N 120 th Street. The intersection of a site driveway and a street should be perpendicular.	Transportation Staff.
18. Please revise the plans to identify the pavement of the portion of the site driveway that is in the public right-of-way with asphalt to prevent on-going maintenance issues with the decomposed granite being carried into N. 120 th Street.	The proposal is for stabilized granite due to truck/trailer approach and safety for the vehicles. This is consistent with Stonegate Park and several other equestrian facilities in the area
Drainage	
19. Please submit the revised Grading and Drainage Plan addressing the marked-up comments on the PDF document.	Grading & Drainage Plan revised.



6/17/2020

Michele Hammond
Berry Riddell LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 4-UP-2020
Flynn Family Farm
6N677 (Key Code)

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/22/2020. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. The site plan currently proposes a shade structure (detached accessory structure) located within the required 40-foot front yard setback along N. 120th Street. Please revise the site plan to remove any structures other than corral fencing from the area within the front yard setback as specified in Zoning Ordinance, Sec. 5.104.E.1 and 7.200.A.2.
2. Please provide the gross acreage on the site plan, in accordance with Zoning Ordinance, Sec. 1.305.A.
 - a. Please revise the site plan to clarify that the 660-foot east/west property distance represented appears to be inclusive of the 25-foot wide right-of-way that was dedicated with the GLO abandonment, and that the resulting parcel dimension is 635-feet.
3. Please revise the site plan to dimension all drive aisles, adjacent street right-of-way, fire primary access/secondary access in the next submittal, in accordance with Zoning Ordinance, Sec. 1.305.A.
4. Please revise the site plan to show and dimension the required building setbacks (front, sides, rear) for the R1-43 zoning district as well as the minimum 50-foot setback from a single-family residential district, as required by the Conditional Use Permit requirements for a Ranch, in accordance with

Zoning Ordinance, Sec. 1.305.A, 5.104.E, 1.403.O.

Buildings:

5. Please revise the building elevations to include the overall height, relative to the average top of curb/edge of pavement elevation, based on the definition of building height within Sec. 3.100 of the Zoning Ordinance.

Fire:

6. Please revise the plans to show and identify the minimum drive aisle width of 24-feet, per Fire Ord. 4283; 503.2.1.
7. A new Fire Hydrant will be required on the west side of N 120th Street, in accordance with Fire Ord 4283; 507.5.1.2. Please revise the plans to show and identify its proposed location.
8. Please revise the plans to show and identify the required turning radius has a 40.5-foot minimum outside dimension, per DSPM 2-1.303.

Water and Waste Water:

9. Please submit the revised Water and Waste Water Design Report(s) with the rest of the resubmittal material identified in Attachment A.

Archeology:

10. Please revise the Class I Cultural Resource Site File Search and Literature Review (SRSF) for 4-UP-2020 Flynn Family Farm as follows:
 - a. In Section 4g. Applicable Regulations: The SRSF references Scottsdale Revised Code Chapter 2, instead of Chapter 46, Article VI. Please revise accordingly.
 - b. In Section 15. Comments/Recommendations: The first paragraph in this summary states that 21 projects and two cultural resources are located within 1 mile. But Section 13, Background Research Results, and Figure 20, show three GLO resources within the 1-mile buffer area. Please correct this discrepancy for clarity.
 - c. In Section 18. Discovery Clause: The Class I report uses the general SRSF Discovery Clause instead of the City of Scottsdale Discovery Clause. Please revise Section 18 so that it includes the City of Scottsdale Discovery Clause.
11. Based on the recommendation from PaleoWest, please provide an archaeology survey and report that is prepared by a qualified archaeologist, in conformance with Scottsdale Revised Code, Chapter 46, Article VI. – Protection of Archaeological Resources.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Lighting Design:

12. Please provide information regarding the exterior lighting to be used at the site including locations, fixture types, specifications of fixtures, and photometric analysis with the next submittal, per Zoning Ordinance Sec. 1.305.A. and 7.600.
13. Please ensure the proposed outdoor lighting achieves the following parameters of the Zoning Ordinance, DSPM, and Exterior Lighting Policy:

- a. All exterior luminaires in a single-family district (R1-##) shall have an integral lighting shield and shall be directed downward, including landscape lighting.
- b. All exterior luminaires that are mounted eight (8) feet or higher, above adjacent finish grade, shall be directed downward.
- c. All exterior luminaires with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- d. Luminaires with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- e. No fixture shall be mounted higher than sixteen (16) feet.
- f. The total lumen per luminaire shall not exceed 24,000 lumens.
- g. All exterior fixtures shall have a Kelvin temperature of 2800 or less.
- h. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
- i. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- j. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- k. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation.
- l. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

Engineering:

14. Please update site plan with the refuse truck turning template along the complete path of travel to service the proposed refuse container, meeting the requirements of DSPM 2-1.309.
 - a. The path of travel for the refuse truck must accommodate a minimum vehicle of turning radius of 45-feet, and vehicle length of 40-feet.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

15. Please provide confirmation from the grantee (APS per docket 4470/281?) of the powerline easement running through the site that they have no conflicts with the proposed improvements within the easement area.
16. Please provide wall/fence details with the resubmittal, to support the fence types identified on the site plan.

Circulation:

17. Please reconfigure the site driveway so that it does not look like an extension of N 120th Street. The intersection of a site driveway and a street should be perpendicular.
18. Please revise the plans to identify the pavement of the portion of the site driveway that is in the public right-of-way with asphalt to prevent on-going maintenance issues with the decomposed granite being carried into N. 120th Street.

Drainage:

19. Please submit the revised Grading and Drainage Plan addressing the marked-up comments on the PDF document.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 18 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **4-UP-2020**

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- Revised Class I Cultural Resource Site File Search and Literature Review (SRSF)
- Archaeology survey and report

Site Plan:

<u>digital</u>	<u>24" x 36"</u>	<u>11" x 17"</u>	<u>8 ½" x 11"</u>
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G&D Plan:

<u>digital</u>	<u>24" x 36"</u>	<u>11" x 17"</u>	<u>8 ½" x 11"</u>
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Landscape Plan:

<u>digital</u>	<u>24" x 36"</u>	<u>11" x 17"</u>	<u>8 ½" x 11"</u>
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Elevations:

Color	<u>Digital</u>	<u>24" x 36"</u>	<u>11" x 17"</u>	<u>8 ½" x 11"</u>
B/W	<u>Digital</u>	<u>24" x 36"</u>	<u>11" x 17"</u>	<u>8 ½" x 11"</u>

Lighting Site Plan(s):

<u>digital</u>	<u>24" x 36"</u>	<u>11" x 17"</u>	<u>8 ½" x 11"</u>
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Photometric Analysis Plan(s):

<u>digital</u>	<u>24" x 36"</u>	<u>11" x 17"</u>	<u>8 ½" x 11"</u>
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Manufacturer Cut Sheets of All Proposed Lighting:

<u>digital</u>	<u>24" x 36"</u>	<u>11" x 17"</u>	<u>8 ½" x 11"</u>
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Floor Plan(s):

<u>digital</u>	<u>24" x 36"</u>	<u>11" x 17"</u>	<u>8 ½" x 11"</u>
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Technical Reports: Please submit one (1) digital copy of each report requested

- Revised Water and Waste Water Design Reports:



9/3/2020

Michele Hammond
Berry Riddell LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 4-UP-2020
Celebrity Equine Center
6N677 (Key Code)

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/11/2020. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Water:

1. Please submit the revised Water Design Report addressing the comments in the report and the key items below:
 - a. The proposed AC pipe tapping requires a section to be replaced with DIP.
 - b. An easement will be required over the alignment of the waterline to the hydrant.
 - c. A Fire flow test is required to be included with the report.

Significant Policy Related Issues

The following policy related issues have been identified in the second review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Lighting Design:

2. The light fixture details and photometric plan supplied with the second submittal do not appear to provide accurate lumen output information or color temperature information for review. The manufacturer specification sheets found online for the proposed fixtures (S1, S2, S4, S5) appear to possibly output +/-25,000 lumens per S1/S2 fixture and +/-12,000 lumens per S4/S5. This also

results significant “hot spots” below the fixtures on the photometric plan, in conflict with the City of Scottsdale Exterior Lighting Policy. Please revise the lighting information to provide more detailed fixture information and reassess the output levels of the fixtures proposed.

3. Please ensure the proposed outdoor lighting achieves the following parameters of the Zoning Ordinance, DSPM, and Exterior Lighting Policy:
 - a. All exterior luminaires in a single-family district (R1-##) shall have an integral lighting shield and shall be directed downward, including landscape lighting.
 - b. All exterior luminaires that are mounted eight (8) feet or higher, above adjacent finish grade, shall be directed downward.
 - c. All exterior luminaires with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
 - d. Luminaires with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
 - e. No fixture shall be mounted higher than sixteen (16) feet.
 - f. The total lumen per luminaire shall not exceed 24,000 lumens.
 - g. All exterior fixtures shall have a Kelvin temperature of 2800 or less.
 - h. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
 - i. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
 - j. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - k. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation.
 - l. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
 - m. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes.
 - n. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual override with an automatic turn off for after hours, and special events use only.

Considerations

The following considerations have been identified in the second review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

4. Based on input received from the surrounding residents, please consider relocating the refuse and manure storage locations to the northern side of the site to maximize their separation from the Stonegate neighborhood. Please also consider the possibility of swapping/shifting the locations of the barn and residence areas to maximize the distance between the horse stalls and the Stonegate neighborhood.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

5. Please provide confirmation from the grantee (APS per docket 4470/281?) of the powerline easement running through the site that they have no conflicts with the proposed improvements within the easement area.


Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 36 Staff Review Days since the application was determined to be administratively complete.

These **2nd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **4-UP-2020**

Digital submittals shall include one copy of each identified below.

COVER LETTER – Respond to all the issues identified in this 2nd Review Comment Letter

Site Plan:

_____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Lighting Site Plan(s):

_____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Photometric Analysis Plan(s):

_____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

_____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Technical Reports: Please submit one (1) digital copy of each report requested

Revised Water Design Reports:

11/4/2020

Via email: jbarnes@scottsdaleaz.gov
Jeff Barnes
City of Scottsdale / Planning Department

RE: 4-UP-2020
Celebrity Equine Center
6N677 (Key Code)

Dear Jeff:

Please see the following responses to the 3rd review letter dated 10/22/2020.

Significant Policy Related Issues

The following policy related issues have been identified in the third review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Lighting Design:

1. Please ensure the proposed outdoor lighting achieves the following parameters of the Zoning Ordinance, DSPM, and Exterior Lighting Policy:
 - a. All exterior fixtures shall have a Kelvin temperature of 2800 or less.
 - b. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
 - c. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes.
 - d. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable

October 5, 2020

To: Jeff Barnes
Digital Resubmittal

RE: 4-UP-2020
Celebrity Equine Center
6N677 (Key Code)

Dear Jeff:

Below are the applicant responses for the 2nd review letter dated 9/3/2020.

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/11/2020. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Water:

1. Please submit the revised Water Design Report addressing the comments in the report and the key items below:
 - a. The proposed AC pipe tapping requires a section to be replaced with DIP.
 - b. An easement will be required over the alignment of the waterline to the hydrant.
 - c. A Fire flow test is required to be included with the report.

Response: See updated report.

Significant Policy Related Issues

The following policy related issues have been identified in the second review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Lighting Design:

2. The light fixture details and photometric plan supplied with the second submittal do not appear to provide accurate lumen output information or color temperature information for review. The manufacturer specification sheets found online for the proposed fixtures (S1, S2, S4, S5) appear to possibly output +/-25,000 lumens per S1/S2 fixture and +/-12,000 lumens per S4/S5. This also

results significant “hot spots” below the fixtures on the photometric plan, in conflict with the City of Scottsdale Exterior Lighting Policy. Please revise the lighting information to provide more detailed fixture information and reassess the output levels of the fixtures proposed.

Response: See updated lighting plans (4 sheets).

3. Please ensure the proposed outdoor lighting achieves the following parameters of the Zoning Ordinance, DSPM, and Exterior Lighting Policy:
 - a. All exterior luminaires in a single-family district (R1-##) shall have an integral lighting shield and shall be directed downward, including landscape lighting.
 - b. All exterior luminaires that are mounted eight (8) feet or higher, above adjacent finish grade, shall be directed downward.
 - c. All exterior luminaires with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
 - d. Luminaires with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
 - e. No fixture shall be mounted higher than sixteen (16) feet.
 - f. The total lumen per luminaire shall not exceed 24,000 lumens.
 - g. All exterior fixtures shall have a Kelvin temperature of 2800 or less.
 - h. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
 - i. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
 - j. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - k. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation.
 - l. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
 - m. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes.
 - n. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual override with an automatic turn off for after hours, and special events use only.

Response: See updated lighting plans (4 sheets).

Considerations

The following considerations have been identified in the second review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

4. Based on input received from the surrounding residents, please consider relocating the refuse and manure storage locations to the northern side of the site to maximize their separation from the Stonegate neighborhood. Please also consider the possibility of swapping/shifting the locations of the barn and residence areas to maximize the distance between the horse stalls and the Stonegate neighborhood.

Response: See site plan and landscape plan with manure collection relocated to north portion of site per discussions with City Staff and neighbors. Landscape plan has been revised to show additional trees. Parking spaces and perimeter trailer parking have been removed from the western and southern edges of the site.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

5. Please provide confirmation from the grantee (APS per docket 4470/281?) of the powerline easement running through the site that they have no conflicts with the proposed improvements within the easement area.

Response: See APS Correspondence.

If you have any questions regarding the above responses, please feel free to contact me.

Sincerely,

Michele Hammond

Principal Planner
Berry Riddell

ATTACHMENT A
Resubmittal Checklist

Case Number: **4-UP-2020**

Digital submittals shall include one copy of each identified below.

COVER LETTER – Respond to all the issues identified in this 2nd Review Comment Letter

Site Plan:

_____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Lighting Site Plan(s):

_____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Photometric Analysis Plan(s):

_____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

_____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Technical Reports: Please submit one (1) digital copy of each report requested

Revised Water Design Reports:

timer may contain a maximum 1-hour manual override with an automatic turn off for after hours, and special events use only.

Response: Acknowledged. Please include with final CUP stipulations.

2. The submitted lighting information and cutsheets do not appear to address the remaining items identified above. Please revise the lighting information to identify post-curfew lighting conditions and update the lighting cutsheets to specify the Kelvin temperature and fixture finishes.

Response: Acknowledged. Please include with final CUP stipulations.

Considerations

The following considerations have been identified in the third review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

3. Based on input received from the surrounding residents, please consider that most vehicles circulating through the site would need to drive all the way around the perimeter to loop back to the entrance. It might be helpful to have an easy to understand breakdown of just how many trips per day/week/month are typically expected for each vehicle type moving through the site. This may help clarify the anticipated volume and frequency of types of vehicles circulating through the site and around that perimeter drive.

Response: Traffic will be very minimal. Manure pick-up is estimated to occur twice a week. Hay delivery will occur every 45-60 days depending on need.

4. Please also consider possibly modifying the site plan to create a smaller central loop to focus more frequent use away from the perimeter loop around the site. This appears it could be achieved by shortening the depths of the 3-turnout areas at the northeast corner of the site and in that area create a 24-foot wide secondary drive with gated exit (and/or entrance) that would have the effect of creating a more central loop drive. Included as reference of concept is a copy/paste alteration of the latest submitted site plan

Response: Significant site plan changes occurred with the previous resubmittal. Due to truck maneuverability, site constraints, and safety concerns, no further site plan changes are being proposed at this time.

Sincerely,

Michele Hammond
Principal Planner
Berry Riddell

Michele Hammond

From: Kevin Flynn <kevin@flynnfamilyfarm.com>
Sent: Wednesday, September 30, 2020 6:17 PM
To: Michele Hammond
Subject: Fwd: SR394076 for 9588 N 120th St. Scottsdale 85259
Attachments: FLYNN - MASTER LANDSCAPE SET 3-18-20.pdf; MASTER PLAN 7-28-20.pdf; E1.0.pdf; EP1.0.pdf; EP1.1.pdf; 19-021 CIVIL 7-1-20.pdf; EP1.0.pdf

Found it and you guys have it as well. I have heard nothing back.

Begin forwarded message:

From: Kevin Flynn <kevin@flynnfamilyfarm.com>
Subject: SR394076 for 9588 N 120th St. Scottsdale 85259
Date: August 19, 2020 at 9:39:09 AM MST
To: tracie.houston@aps.com
Cc: caitlyn Gulsvig <cg@berryriddell.com>

Hello Tracie,

Thank you for allowing me to send the electronically! We believe we have addressed all items in your 2014 General Design Guidelines. Please let me know if we are missing any of your require documents to approve this request.

Thank you in advance for your time!

Kevin Flynn

602-696-2063

Please consider the environment before printing this email.

The information contained in this message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and as such is privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone or e-mail, and delete the message from your system. Thank you.



10/22/2020

Michele Hammond
Berry Riddell LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 4-UP-2020
Celebrity Equine Center
6N677 (Key Code)

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/5/2020. The following **3rd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Significant Policy Related Issues

The following policy related issues have been identified in the third review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Lighting Design:

1. Please ensure the proposed outdoor lighting achieves the following parameters of the Zoning Ordinance, DSPM, and Exterior Lighting Policy:
 - a. All exterior fixtures shall have a Kelvin temperature of 2800 or less.
 - b. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
 - c. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes.
 - d. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable

timer may contain a maximum 1-hour manual override with an automatic turn off for after hours, and special events use only.

2. The submitted lighting information and cutsheets do not appear to address the remaining items identified above. Please revise the lighting information to identify post-curfew lighting conditions and update the lighting cutsheets to specify the Kelvin temperature and fixture finishes.

Considerations

The following considerations have been identified in the third review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

3. Based on input received from the surrounding residents, please consider that most vehicles circulating through the site would need to drive all the way around the perimeter to loop back to the entrance. It might be helpful to have an easy to understand breakdown of just how many trips per day/week/month are typically expected for each vehicle type moving through the site. This may help clarify the anticipated volume and frequency of types of vehicles circulating through the site and around that perimeter drive.
4. Please also consider possibly modifying the site plan to create a smaller central loop to focus more frequent use away from the perimeter loop around the site. This appears it could be achieved by shortening the depths of the 3-turnout areas at the northeast corner of the site and in that area create a 24-foot wide secondary drive with gated exit (and/or entrance) that would have the effect of creating a more central loop drive. Included as reference of concept is a copy/paste alteration of the latest submitted site plan

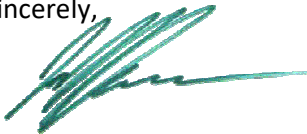
Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 50 Staff Review Days since the application was determined to be administratively complete.

These **3rd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **4-UP-2020**

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6N677**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- Site Plan (if changed):
- Landscape Plan (if changed):
- Lighting Site Plan(s):
- Photometric Analysis Plan(s):
- Manufacturer Cut Sheets of All Proposed Lighting: